



# COUNTY OF SAN DIEGO

## PLANNING REPORT

### BOARD OF SUPERVISORS

GREG COX  
First District

DIANNE JACOB  
Second District

PAM SLATER  
Third District

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Fourth District

BILL HORN  
Fifth District

# 3

**DATE:** May 7, 2003

**TO:** Board of Supervisors

**SUBJECT:** MIRAMAR DRIVE: DELETION FROM GENERAL PLAN CIRCULATION ELEMENT, NORTH COUNTY METROPOLITAN SUBREGIONAL PLANNING AREA (District: 5)

### SUMMARY:

#### Overview

Miramar Drive is located within the North County Metropolitan Subregional Planning Area, between the Cities of Vista and Oceanside. Miramar Drive is a remnant of a previous Circulation Element corridor extending to Sycamore Avenue. The portion of the corridor within the City of Vista was deleted from the City's Circulation Element many years ago and a residential development has since been built in the area.

A segment of the road corridor, approximately 3,000 feet in length, remains on the County's General Plan Circulation Element. (Thomas Guide: page 1107, H2, 2003 Edition). A traffic study completed by the County determined that there would be no significant impact on the local circulation system by deleting the road segment from the Circulation Element of the General Plan. There is, accordingly, no reason for the County portion of the road to remain in the County's General Plan Circulation Element.

This is a proposal to adopt a Resolution approving a General Plan Amendment to delete Miramar Drive between Mar Vista Drive and the City of Vista, from the Circulation Element of the County of San Diego General Plan.

#### Recommendation(s)

#### PLANNING COMMISSION

1. Find, on the basis of the whole record, that there is no substantial evidence that the project will have a significant effect on the environment. Consider the Negative Declaration for the Miramar Drive Circulation Element dated January 9, 2003, together with comments received during public review, and adopt it, finding that it reflects the independent judgment and analysis of the Board of Supervisors.
2. Adopt the Final Resolution approving the Amendment (GPA 03-CE1) deleting Miramar Drive (SC1240) between Mar Vista Drive (SA471) and the City of Vista from Sheet 2 of the County of San Diego's General Plan Circulation Element.

ATTACHMENTS DISTRIBUTED TO EACH BOARD  
MEMBER, CAO, COUNTY COUNSEL AND ON FILE  
IN THE OFFICE OF THE CLERK OF THE BOARD)

**SUBJECT:** MIRAMAR DRIVE: DELETION FROM GENERAL PLAN CIRCULATION ELEMENT, NORTH COUNTY METROPOLITAN SUBREGIONAL PLANNING AREA (District: 5)

3

**Fiscal Impact**

N/A

**Business Impact Statement**

N/A

**Advisory Board Statement**

The North County Metropolitan Subregional Planning Area is not represented by a planning or sponsor group.

**Involved Parties**

Lucas & Mercier Development, 630 Alta Vista Drive, Suite 203, Vista, CA 92084

**BACKGROUND:**

This proposal is a General Plan Amendment (GPA) to delete Miramar Drive (SC1240), between Mar Vista Drive (SA471) and the City of Vista, from Sheet 2 of the Circulation Element of the County of San Diego General Plan. Miramar Drive is located within the North County Metropolitan Subregional Planning Area, between the Cities of Vista and Oceanside. Miramar Drive is a remnant of a previous Circulation Element corridor extending to Sycamore Avenue (SA490). The portion of Miramar Drive within the City of Vista was deleted from the City's Circulation Element many years ago. The proposal deletes the portion of Miramar Drive remaining on the County's General Plan Circulation Element (Sheet 2). The length of this segment is approximately 3,000 feet.

Miramar Drive traverses an island of County jurisdiction surrounded by the Cities of Vista and Oceanside. The portion of the road remaining within the County's jurisdiction is in the Vista Sphere of Influence. Miramar Drive is not on Vista's Circulation Element. Much of the area within the City of Vista has been developed with residential subdivisions. Extension of Miramar Drive as a Circulation Element Road to Sycamore Avenue is no longer feasible. A private residential development has been constructed over the County designated Circulation Element corridor for the portion of Miramar Drive within the City of Vista.

A traffic study to determine potential impacts of deleting the subject portion of Miramar Drive from the County's Circulation Element was completed on August 26, 2002. The study concluded there are no significant detriments to the local circulation system by removal of Miramar Drive from the Circulation Element. Furthermore, the study determined nearby roadways can accommodate future traffic volumes if Miramar Drive is not connected as a through public road.

Department of Planning and Land Use staff reviewed the proposed GPA for consistency with local community plans. Approval of GPA 03-CE1, to delete Miramar Drive from the General Plan Circulation Element, is consistent with the subregional plan for the North County Metropolitan Subregional Planning Area in that it would assist the County in retaining the

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3

existing large lot, residential character of the area the road serves. In addition, this proposal will not have a harmful effect on the neighborhood character or planned land use because existing development will not be materially altered.

On March 28, 2003 (5) the Planning Commission voted 6-0 with one absent to recommend approval of GPA 03-CE1.

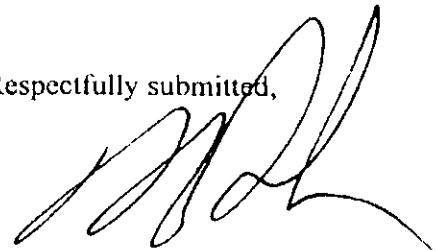
**Strategic Initiative**

The County's Five Year Strategic Plan includes an Environmental Initiative to preserve and enhance our natural environment and quality of life in the County. Actions requested today will help fulfill this initiative by retaining the existing large lot, residential character of the neighborhood.

**Environmental Statement**

A Negative Declaration dated January 9, 2003, on file with Department of Planning Land Use as Environmental Review Number 01-08-053, has been completed in compliance with the California Environmental Quality Act (CEQA).

Respectfully submitted,



ROBERT R. COPPER  
Deputy Chief Administrative Officer

**ATTACHMENTS**

- Attachment A – Resolution of the Board of Supervisors Adopting GPA 03-CE1
- Attachment B – Maps
- Attachment C – Resolution of the Planning Commission Adopting GPA 03-CE1
- Attachment D – Negative Declaration
- Attachment E – Ownership Disclosure Form
- Attachment F – Public Comments

**SUBJECT:** MIRAMAR DRIVE: DELETION FROM GENERAL PLAN CIRCULATION  
ELEMENT, NORTH COUNTY METROPOLITAN SUBREGIONAL  
PLANNING AREA (District: 5)

**3**

cc: Robert Hingtgen, DPLU  
Lee Shick, DPW (0336)  
Bob Goralka, DPW (0336)

Mike Lake  
Lucas & Mercier Development  
630 Alta Vista Drive, Suite 203  
Vista, CA 92084

John Conley  
City Hall  
600 Eucalyptus Avenue  
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**SUBJECT:** MIRAMAR DRIVE: DELETION FROM GENERAL PLAN CIRCULATION  
ELEMENT, NORTH COUNTY METROPOLITAN SUBREGIONAL  
PLANNING AREA (District: 5)

3

**AGENDA ITEM INFORMATION SHEET**

**CONCURRENCE(S)**

**COUNTY COUNSEL REVIEW**

☒ Yes

Written disclosure per County Charter  
§1000.1 required?

☐ Yes

☒ No

**GROUP/AGENCY FINANCE DIRECTOR**

☐ Yes

☒ N/A

**CHIEF FINANCIAL OFFICER**

Requires Four Votes

☐ Yes

☒ N/A

☐ Yes

☒ No

**GROUP/AGENCY INFORMATION  
TECHNOLOGY DIRECTOR**

☐ Yes

☒ N/A

**CHIEF TECHNOLOGY OFFICER**

☐ Yes

☒ N/A

**DEPARTMENT OF HUMAN RESOURCES**

☐ Yes

☒ N/A

**Other Concurrence(s):** Planning and Land Use

**ORIGINATING DEPARTMENT:** Public Works

**CONTACT PERSON(S):**

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**AUTHORIZED REPRESENTATIVE:**

  
JOHN L. SNYDER, Director

**SUBJECT:** MIRAMAR DRIVE: DELETION FROM GENERAL PLAN CIRCULATION  
ELEMENT, NORTH COUNTY METROPOLITAN SUBREGIONAL  
PLANNING AREA (District: 5)

**3**

**AGENDA ITEM INFORMATION SHEET**  
(continued)

**PREVIOUS RELEVANT BOARD ACTIONS:**  
N/A

**BOARD POLICIES APPLICABLE:**  
I-63 GPA and Zoning Implementation Guidelines

**BOARD POLICY STATEMENTS:**  
N/A

**CONTRACT NUMBER(S):**  
N/A